HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2012

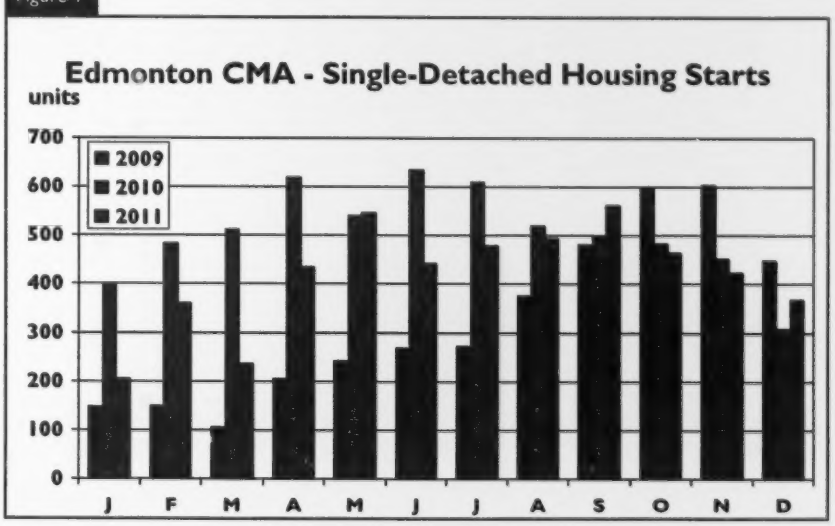
New Home Market

Edmonton's Housing Starts Increase December

Housing starts in the Edmonton Census Metropolitan Area (CMA) increased in December 2011 to 691 units, representing a 24 per cent increase over the 558 units tallied in December 2010. Total starts within Edmonton City rose by 59 per cent compared with December of 2010 to 518 units. Meanwhile, activity levels in the suburban municipalities decreased by 26 per cent year-over-year to 173 units. To the end of December, total housing starts across the region reached 9,332 units, down six per cent from 9,959 units recorded in all of 2010.

Single-detached starts in December increased by 19 per cent year-over-

Figure 1



Source: CMHC

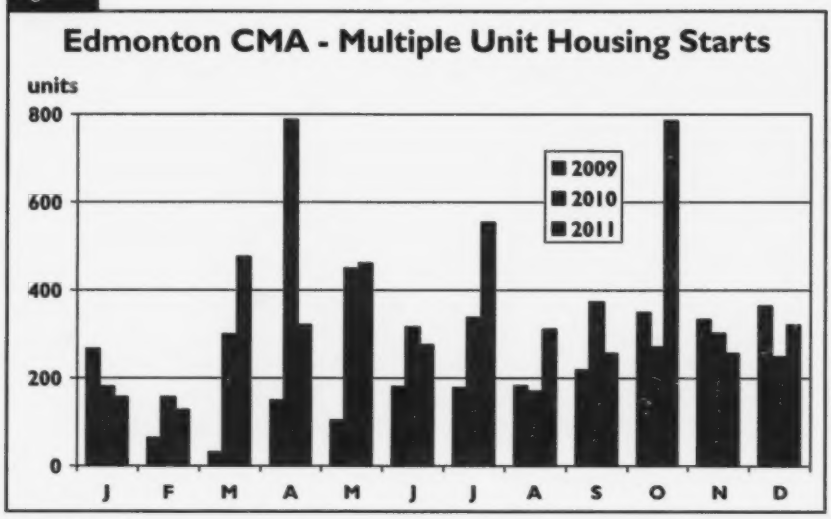
Table of Contents

1 New Home Market
3 Resale Market
4 Economy
5 Maps of Edmonton
11 Housing Now Report Tables
12 Summary by Market
18 Starts
22 Completions
25 Absorptions
27 Average Price
28 MLS® Activity
29 Economic Indicators

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Figure 2



Source: CMHC

year to 369 units. Home builders broke ground for 5,017 units in 2011, representing a 17 per cent decline from the 6,062 units started across the Capital region from January through December of 2010. Adequate new and resale inventories constrained new single-detached production throughout much of 2011. Inside the city of Edmonton, single-detached starts in 2011 were 10 per cent lower than the year prior, reaching 3,080 units. Areas outside of City limits witnessed a 27 per cent reduction in activity in 2011 to 1,937 units.

For the sixth consecutive month, single-detached completions decreased on a year-over-year basis in December. A total of 418 units finished construction in December, representing a 29 per cent decline from the same month in 2010. With units under construction in December eight per cent below the levels reported at the end of 2010, an uptick in the completion rate is not anticipated in the months ahead. Meanwhile, single-detached absorptions decreased by 22 per cent year-over-year in December to 428 units. With absorptions outpacing completions by 10 units, inventories in December edged lower from the previous month. At 614 units, unabsorbed inventories including show homes were nonetheless16 per cent higher in December than the number of completed and unoccupied units available across Greater Edmonton at the end of 2010.

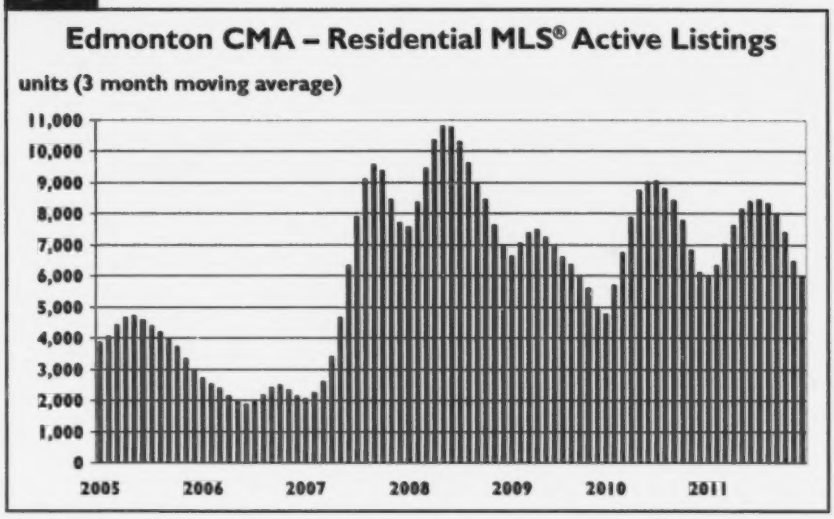
The average price of single-detached units absorbed in December moved downward by just under two per cent to $519,965 from $528,914 in December 2010. During all of 2011, the average absorbed price increased by almost four per cent to $509,059 compared with a 2010 average of $490,128. The higher average price in 2011 resulted from a larger proportion of homes absorbed in price ranges above $550,000. Meanwhile, contractor selling prices reported by Statistics Canada's New House Price Index (NHPI) for the month of November increased in Edmonton by 1.1 per cent on a year-over-year basis.

Multi-family starts, which consist of semi-detached units, rows, and apartments, increased by 29 per cent year-over-year in December to 322 units. Stronger activity in the semi-detached and row segments compensated for a 57 per cent decrease in apartment starts compared with December 2010. In Edmonton City, multiple unit starts increased in December by 80 per cent over December 2010 to 267 units. For the year, multiple dwelling starts across the metropolitan area in 2011 totalled 4,315 units, an 11 per cent increase from levels throughout the previous year. Multi-family production in 2011 represented the best performance for the industry since 2007.

Multiple dwelling completions in December decreased by 22 per cent from the final month of 2010 to 450 units. For the year, multi-family builders completed 3,633 units, nine per cent fewer than the 4,010 dwellings that finished construction in 2010. Absorptions in December totalled 449 units, representing a six per cent decrease from the 476 units drawn off the market in December 2010. Inventory levels for multi-family dwellings in December stood at 884 units, down almost four per cent from a year prior and the lowest level in 13 months. However, units under construction in December were 17 per cent higher than the multis in progress at the end of 2010.

Total new housing supply across Metro Edmonton, which includes unabsorbed inventory plus units under construction, stood at 10,688 units in December, six per cent above the 10,080 units in supply at the end of 2010.

Figure 3



Source: RAE

Resale Market

Modest Gains in 4th Quarter

Following a 15 per cent year-over-year increase during the third quarter of 2011, the growth in residential MLS® sales moderated in the final three months of the year. Sales across the Edmonton Region during the fourth quarter of 2011 amounted to 3,323 units, an increase of three per cent from transactions recorded from October through December of 2010. For the year, total residential MLS® sales in 2011 reached 16,963 units, an increase of 3.4 per cent from the 2010 total of 16,403 units. The results for 2011 were about 1,000 units below the ten-year annual average of nearly 17,950 units sold on the MLS® in Greater Edmonton between 2001 and 2010.

The number of new MLS® listings across the Edmonton region decreased by 3.7 per cent year-over-year in the fourth quarter to 5,094 units compared with 5,292 residential listings in the last three months of 2010. Despite the improvement in sales and the decrease in listings, buyers' market conditions prevailed during the final months of 2011. Although active listings in December 2011 were down by almost eight per cent year-over-year, the sales-to-active listings ratio stood at 15.6 per cent at year-end. On a seasonally adjusted basis, the sales-to-active listings ratio remained close to 18 per cent for much of 2011. With less than one-in-five active listings selling in a given month, vendors may need to adjust their price expectations in order to achieve a quicker sale.

With buyers holding the advantage throughout the year, prices in 2011 have been relatively flat. Following a one per cent year-over-year increase in the third quarter, the average MLS® residential price increased in the fourth quarter by 0.9 per cent from the final three months of 2010, reaching $318,806. Despite the modest gains reported in the second half of 2011, average prices for the year ended below 2010 levels. The average price for 2011 decreased by one per cent to $325,595 compared with $328,803 in 2010.

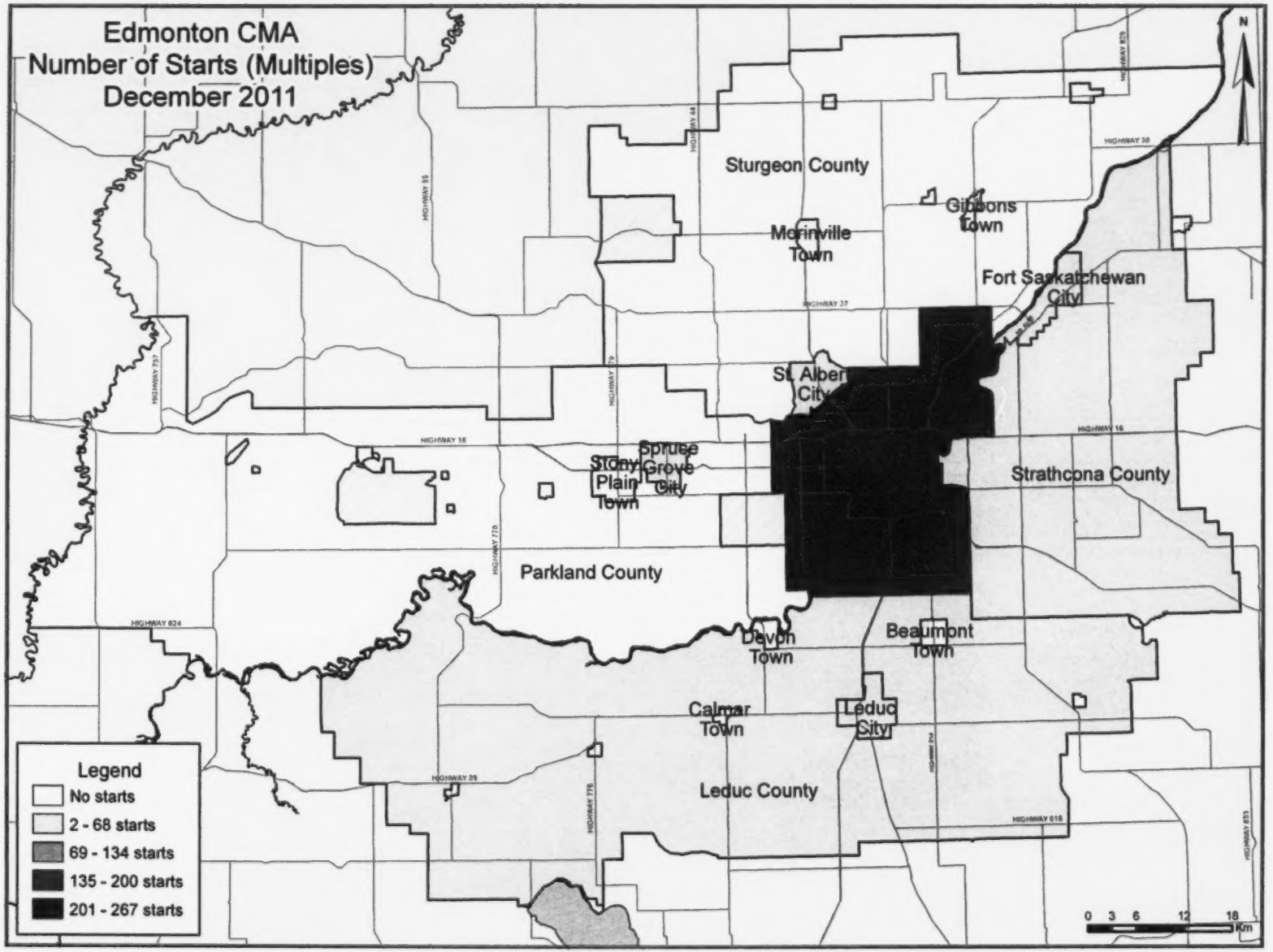
Economy

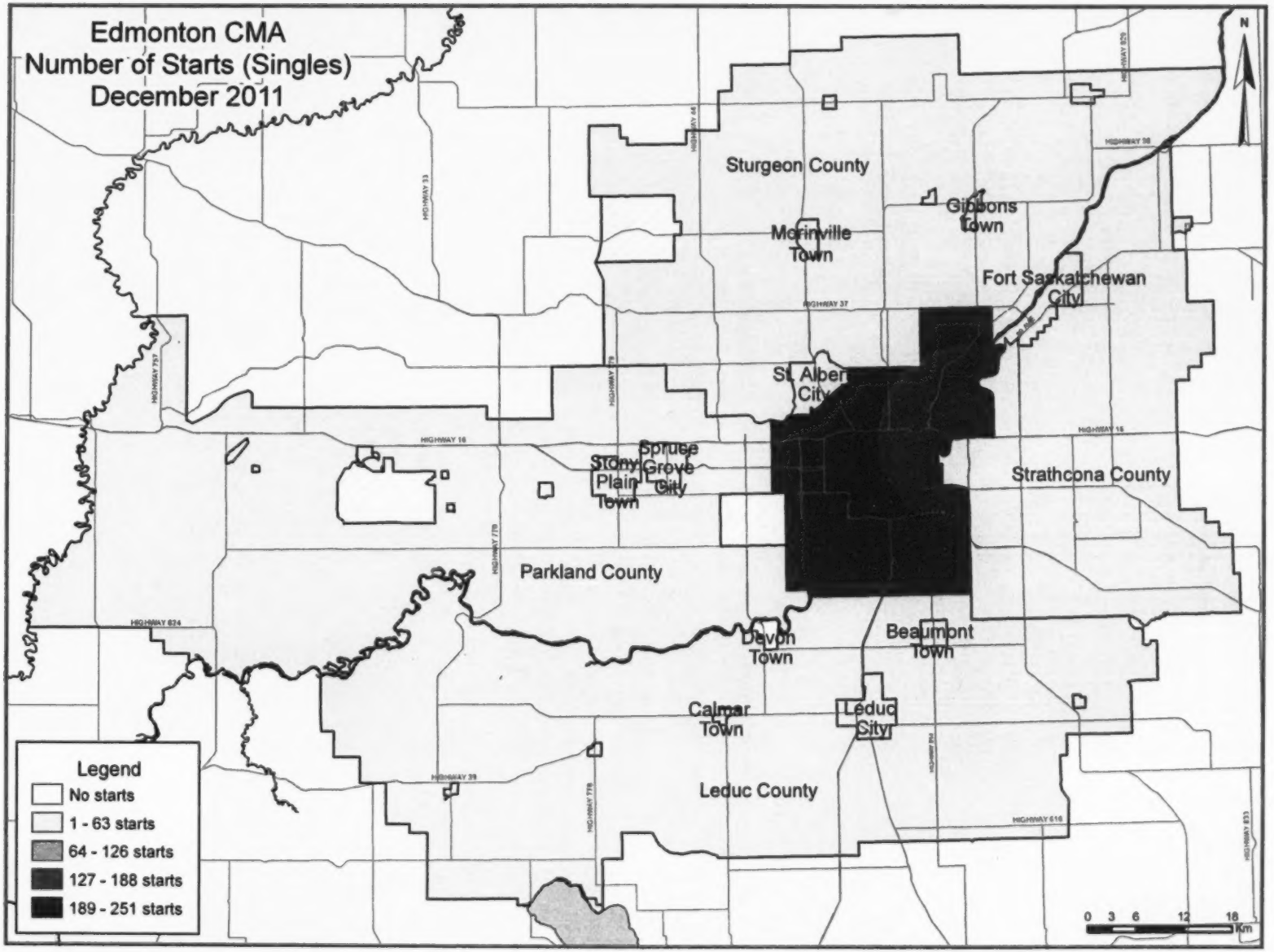
Labour Market Continues to Gain Strength

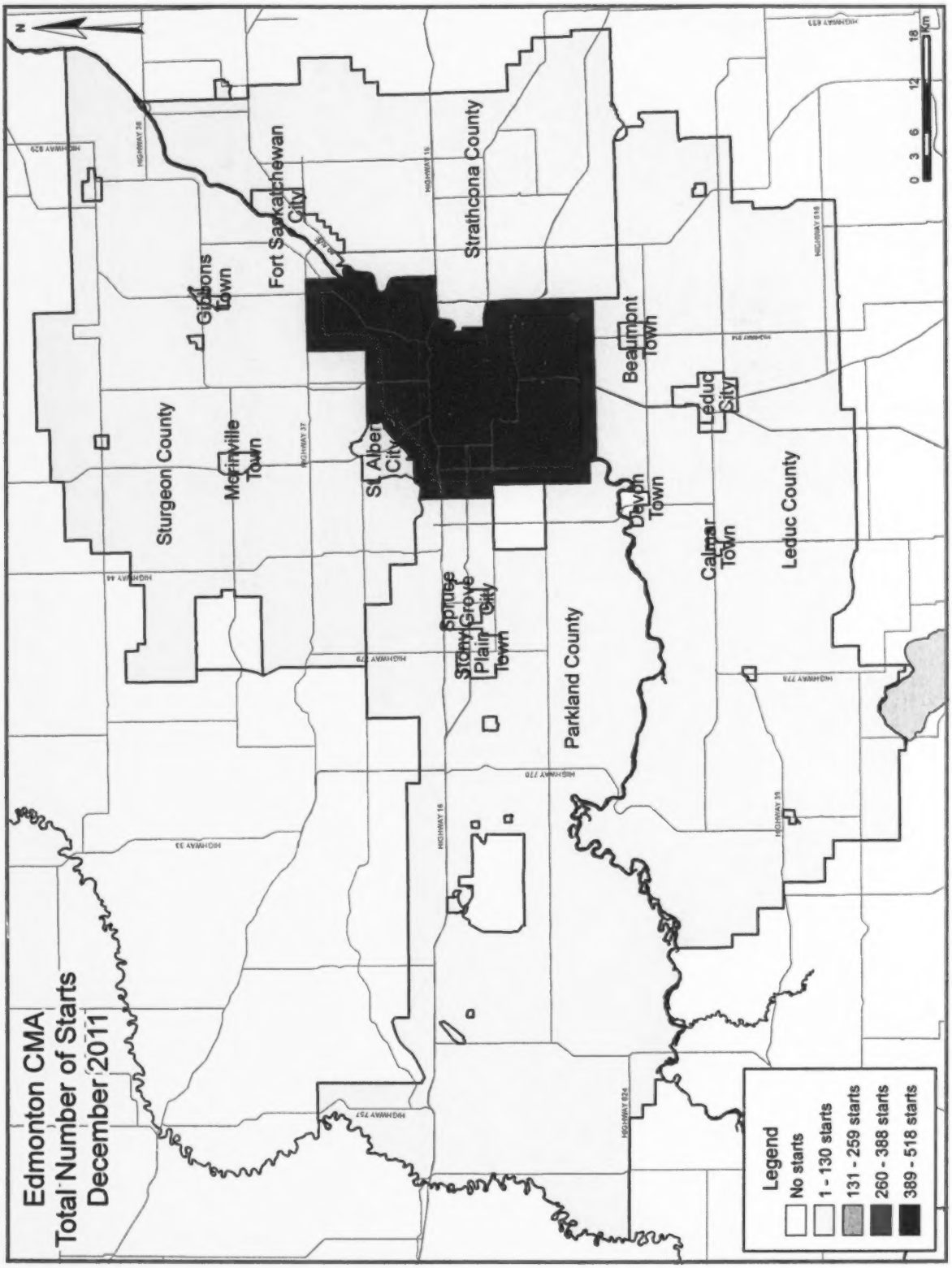
Edmonton's labour market continued to put in a strong performance in the last three months of 2011.

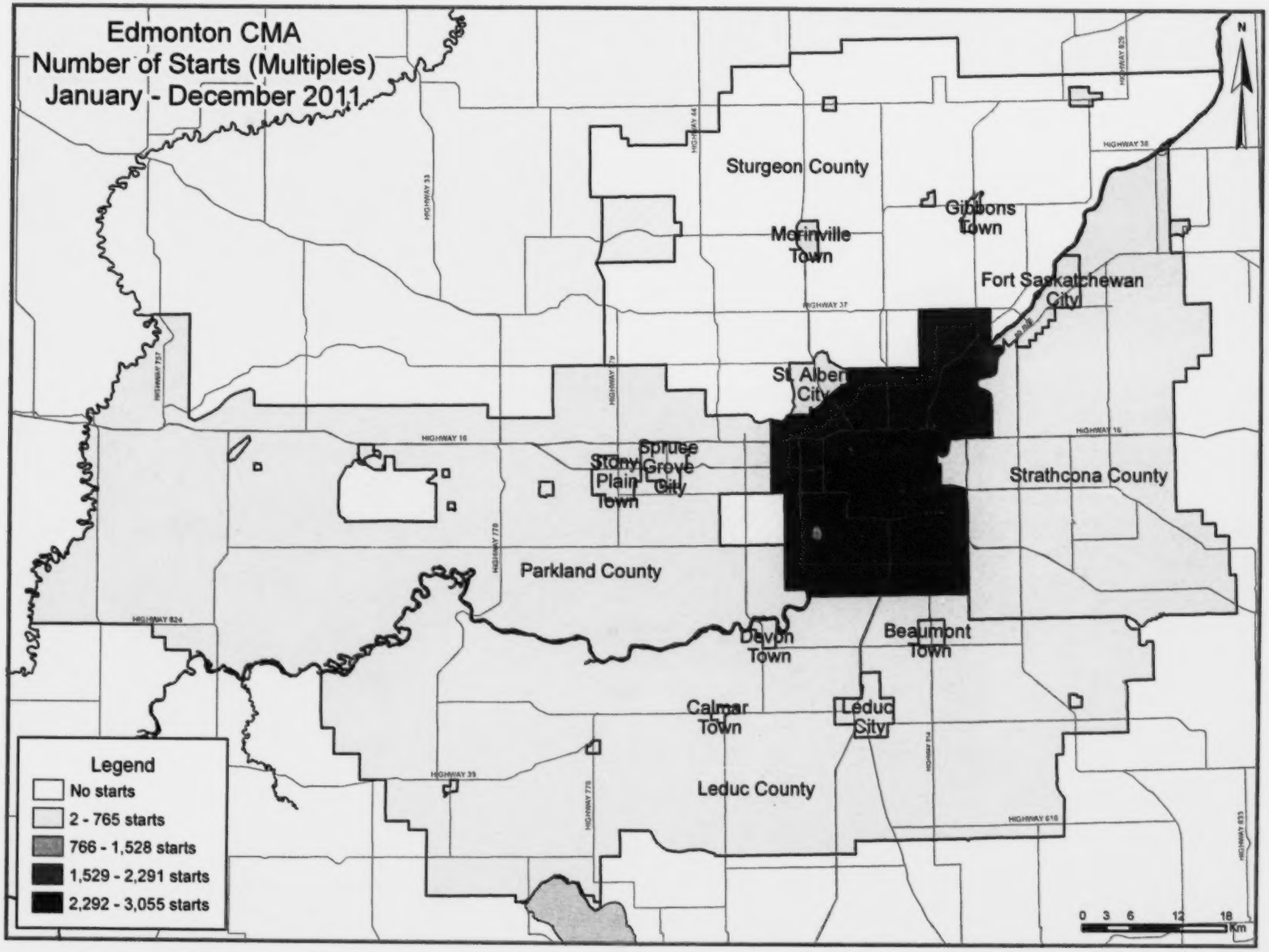
The seasonally adjusted unemployment rate was 5.1 per cent in the fourth quarter, representing the lowest level since the first quarter of 2009. Job gains in 2011 were very impressive, particularly in full-time positions, which should help to sustain housing demand in 2012. The number of people employed (seasonally adjusted) in the fourth quarter averaged 681,200, up 5.5 per cent year-over-year for a net increase of over 35,000 positions. Meanwhile, the tighter labour market resulted in improved earnings growth across the region. Statistics Canada's Average Weekly Earnings for Edmonton increased on average by 2.5 per cent in 2011 compared with an average 0.6 per cent gain during all of 2010.

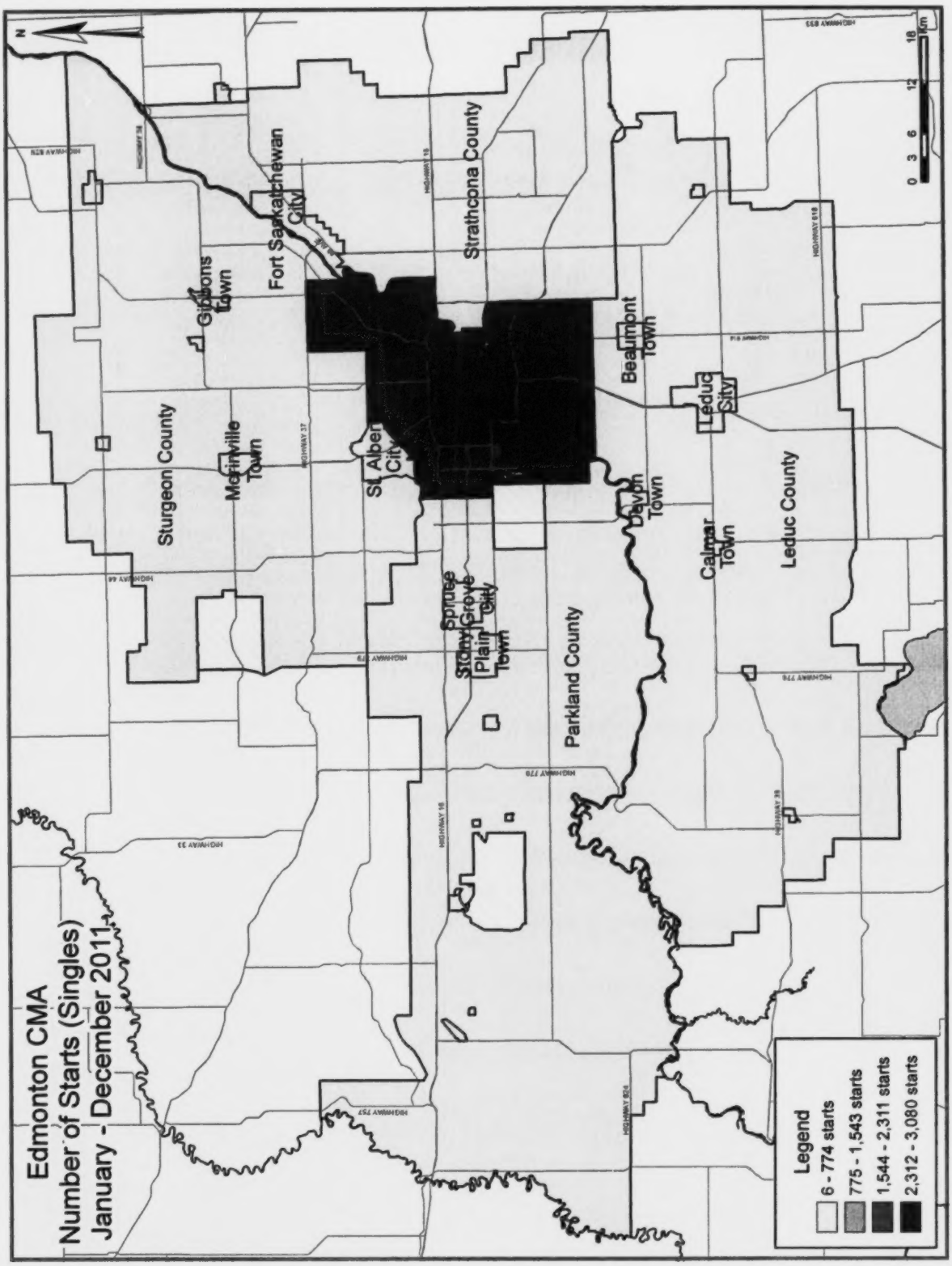
With unemployment levels in Alberta lower than many other parts of Canada and job creation much stronger, an increased number of people have moved to the province relative to the previous year. Statistics Canada estimates showed that Alberta saw a net gain of 3,136 interprovincial migrants during July through September of 2011 compared with a net loss of 1,155 persons in the third quarter of 2010. Migration from international sources, while down from the previous quarter, was also much stronger in the third quarter than the year prior. The total 7,580 international net migrants was the highest third quarter tally since 2008. A continued bright spot for Alberta was the uptick in net flow of non-permanent residents, which began during the second quarter of 2011. This category, which represents many temporary foreign workers, provides another indication of resurgence in the province's economy as employers look outside of Canada to help ease the tightening labour market conditions in some sectors.

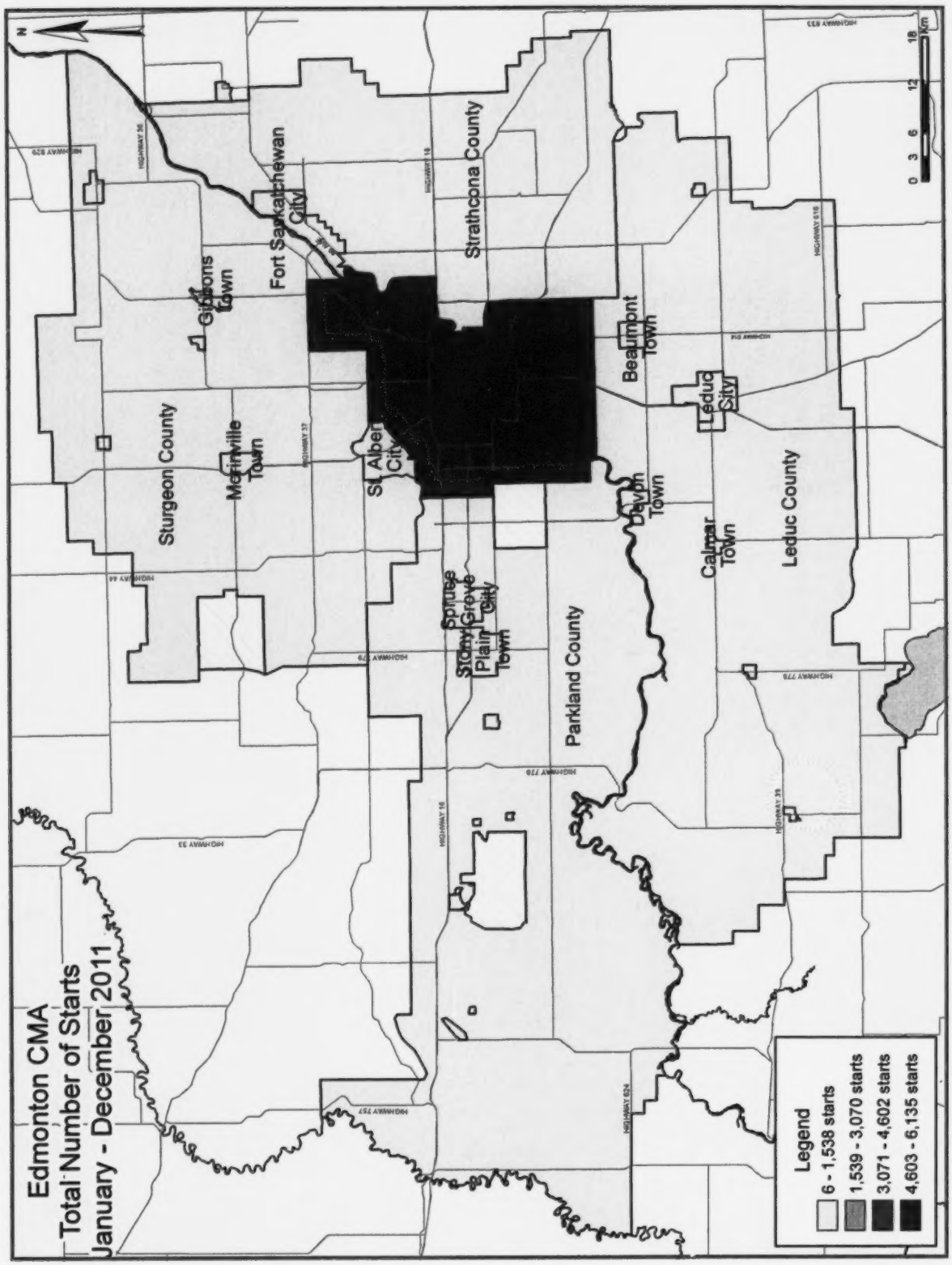

Edmonton CMA
Number of Starts (Multiples)
December 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 68 starts
69 - 134 starts
135 - 200 starts
201 - 267 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
December 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 63 starts
64 - 126 starts
127 - 188 starts
189 - 251 starts
0 3 6 12 18
Km
N


Edmonton CMA
Total Number of Starts
December 2011
Legend
No starts
1 - 130 starts
131 - 259 starts
260 - 388 starts
389 - 518 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - December 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 765 starts
766 - 1,528 starts
1,529 - 2,291 starts
2,292 - 3,055 starts
0 3 6 12 18
Km
N


Edmonton CMA
Number of Starts (Singles)
January - December 2011
Legend
6 - 774 starts
775 - 1,543 starts
1,544 - 2,311 starts
2,312 - 3,080 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Stony Plain Town
Spruce Grove City
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 60
HIGHWAY 824
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - December 2011
Legend
6 - 1,538 starts
1,539 - 3,070 starts
3,071 - 4,602 starts
4,603 - 6,135 starts
Sturgeon County
Morinville Town
St. Albert City
Gibbons Town
Fort Saskatchewan City
Strathcona County
Beaumont Town
Leduc City
Leduc County
Devon Town
Calmar Town
Parkland County
Spruce Grove City
Stony Plain Town
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2011	366	128	4	3	123	0	4	63	691
December 2010	309	42	7	0	55	121	0	24	558
% Change	18.4	**	-42.9	n/a	123.6	-100.0	n/a	162.5	23.8
Year-to-date 2011	5,002	1,248	130	15	728	1,392	4	813	9,332
Year-to-date 2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
UNDER CONSTRUCTION									
December 2011	3,373	846	95	11	852	3,121	25	847	9,170
December 2010	3,656	620	93	12	899	2,875	39	378	8,615
% Change	-7.7	36.5	2.2	-8.3	-5.2	8.6	-35.9	124.1	6.4
COMPLETIONS									
December 2011	418	140	6	0	70	222	0	12	868
December 2010	584	104	15	1	117	338	0	0	1,159
% Change	-28.4	34.6	-60.0	-100.0	-40.2	-34.3	n/a	n/a	-25.1
Year-to-date 2011	5,299	1,016	113	9	785	1,307	68	344	8,941
Year-to-date 2010	5,423	1,254	110	10	849	1,321	16	460	9,443
% Change	-2.3	-19.0	2.7	-10.0	-7.5	-1.1	**	-25.2	-5.3
COMPLETED & NOT ABSORBED									
December 2011	613	121	18	0	151	588	1	6	1,498
December 2010	528	88	13	1	161	618	1	39	1,449
% Change	16.1	37.5	38.5	-100.0	-6.2	-4.9	0.0	-84.6	3.4
ABSORBED									
December 2011	428	133	8	0	79	229	0	0	877
December 2010	572	108	17	0	104	247	0	0	1,048
% Change	-25.2	23.1	-52.9	n/a	-24.0	-7.3	n/a	n/a	-16.3
Year-to-date 2011	5,213	967	108	10	795	1,337	3	271	8,704
Year-to-date 2010	5,291	1,221	107	9	911	1,432	7	326	9,304
% Change	-1.5	-20.8	0.9	11.1	-12.7	-6.6	-57.1	-16.9	-6.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
December 2011	248	92	0	3	108	0	4	63	518
December 2010	177	26	3	0	49	46	0	24	325
Beaumont Town									
December 2011	10	0	0	0	0	0	0	0	10
December 2010	6	0	0	0	0	0	0	0	6
Devon Town									
December 2011	0	0	0	0	0	0	0	0	0
December 2010	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2011	16	8	0	0	0	0	0	0	24
December 2010	12	6	0	0	0	0	0	0	18
Leduc City									
December 2011	16	0	0	0	8	0	0	0	24
December 2010	6	0	0	0	0	0	0	0	6
Leduc County									
December 2011	6	2	0	0	0	0	0	0	8
December 2010	7	0	0	0	0	0	0	0	7
Morinville Town									
December 2011	5	0	0	0	0	0	0	0	5
December 2010	3	0	0	0	0	0	0	0	3
Parkland County									
December 2011	15	0	0	0	0	0	0	0	15
December 2010	7	0	0	0	0	0	0	0	7
Spruce Grove City									
December 2011	6	8	4	0	0	0	0	0	18
December 2010	19	2	4	0	0	0	0	0	25
St. Albert City									
December 2011	8	8	0	0	0	0	0	0	16
December 2010	17	0	0	0	0	0	0	0	17
Stony Plain Town									
December 2011	2	0	0	0	0	0	0	0	2
December 2010	12	4	0	0	0	0	0	0	16
Strathcona County									
December 2011	22	10	0	0	7	0	0	0	39
December 2010	21	4	0	0	6	75	0	0	106
Sturgeon County									
December 2011	8	0	0	0	0	0	0	0	8
December 2010	18	0	0	0	0	0	0	0	18
Remainder of the CMA									
December 2011	4	0	0	0	0	0	0	0	4
December 2010	4	0	0	0	0	0	0	0	4
Edmonton CMA									
December 2011	366	128	4	3	123	0	4	63	691
December 2010	309	42	7	0	55	121	0	24	558

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
December 2011	2,007	614	68	9	621	2,676	21	350	6,366
December 2010	1,913	406	46	11	672	2,318	23	66	5,498
Beaumont Town									
December 2011	179	14	0	0	0	0	0	66	259
December 2010	203	18	0	0	14	0	0	0	235
Devon Town									
December 2011	11	2	0	0	5	0	0	0	18
December 2010	7	2	0	0	10	0	0	28	47
Fort Saskatchewan City									
December 2011	130	50	0	1	2	0	0	71	254
December 2010	152	40	11	0	13	0	0	223	439
Leduc City									
December 2011	140	60	4	0	24	160	0	127	515
December 2010	212	36	0	0	12	80	0	24	364
Leduc County									
December 2011	89	2	0	0	0	0	0	0	91
December 2010	97	0	0	0	0	0	0	0	97
Morinville Town									
December 2011	41	2	11	0	44	0	0	0	98
December 2010	54	0	11	0	54	0	0	3	122
Parkland County									
December 2011	140	4	0	0	0	0	0	0	144
December 2010	184	2	0	0	0	0	0	0	186
Spruce Grove City									
December 2011	79	40	12	1	54	99	0	103	388
December 2010	146	58	17	0	4	99	0	0	324
St. Albert City									
December 2011	132	8	0	0	0	0	0	96	236
December 2010	112	4	0	0	0	101	0	0	217
Stony Plain Town									
December 2011	39	10	0	0	36	0	0	0	85
December 2010	48	8	4	0	52	141	12	0	265
Strathcona County									
December 2011	213	38	0	0	62	186	0	34	533
December 2010	306	42	4	1	68	136	0	34	591
Sturgeon County									
December 2011	122	0	0	0	0	0	0	0	122
December 2010	157	0	0	0	0	0	0	0	157
Remainder of the CMA									
December 2011	51	2	0	0	4	0	4	0	61
December 2010	65	4	0	0	0	0	4	0	73
Edmonton CMA									
December 2011	3,373	846	95	11	852	3,121	25	847	9,170
December 2010	3,656	620	93	12	899	2,875	39	378	8,615

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
December 2011	273	102	6	0	67	147	0	0	595
December 2010	290	70	15	0	86	208	0	0	669
Beaumont Town									
December 2011	10	0	0	0	0	0	0	0	10
December 2010	36	0	0	0	0	0	0	0	36
Devon Town									
December 2011	0	0	0	0	0	0	0	0	0
December 2010	2	2	0	0	0	0	0	0	4
Fort Saskatchewan City									
December 2011	17	8	0	0	0	0	0	0	25
December 2010	27	12	0	0	0	0	0	0	39
Leduc City									
December 2011	7	12	0	0	0	0	0	12	31
December 2010	61	2	0	0	0	85	0	0	148
Leduc County									
December 2011	8	0	0	0	0	0	0	0	8
December 2010	7	0	0	0	0	0	0	0	7
Morinville Town									
December 2011	6	2	0	0	0	0	0	0	8
December 2010	16	2	0	0	9	0	0	0	27
Parkland County									
December 2011	8	0	0	0	0	0	0	0	8
December 2010	11	0	0	0	0	0	0	0	11
Spruce Grove City									
December 2011	12	8	0	0	0	0	0	0	20
December 2010	30	10	0	0	0	0	0	0	40
St. Albert City									
December 2011	20	0	0	0	0	0	0	0	20
December 2010	32	0	0	0	0	0	0	0	32
Stony Plain Town									
December 2011	3	0	0	0	0	0	0	0	3
December 2010	10	0	0	0	12	0	0	0	22
Strathcona County									
December 2011	35	8	0	0	3	75	0	0	121
December 2010	42	6	0	1	10	0	0	0	59
Sturgeon County									
December 2011	12	0	0	0	0	0	0	0	12
December 2010	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
December 2011	7	0	0	0	0	0	0	0	7
December 2010	3	0	0	0	0	45	0	0	48
Edmonton CMA									
December 2011	418	140	6	0	70	222	0	12	868
December 2010	584	104	15	1	117	338	0	0	1,159

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
December 2011	278	67	7	0	82	350	1	0	785
December 2010	236	44	9	0	90	424	1	27	831
Beaumont Town									
December 2011	34	2	0	0	1	0	0	0	37
December 2010	12	0	0	0	1	0	0	0	13
Devon Town									
December 2011	1	0	0	0	2	0	0	0	3
December 2010	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
December 2011	56	12	0	0	17	40	0	4	129
December 2010	47	17	0	0	23	52	0	0	139
Leduc City									
December 2011	44	9	0	0	7	20	0	0	80
December 2010	33	3	0	0	10	20	0	0	66
Leduc County									
December 2011	1	0	0	0	0	0	0	0	1
December 2010	2	0	0	0	0	0	0	0	2
Morinville Town									
December 2011	19	2	2	0	10	0	0	0	33
December 2010	18	0	1	0	13	0	0	0	32
Parkland County									
December 2011	16	2	0	0	0	0	0	0	18
December 2010	10	0	0	0	0	0	0	0	10
Spruce Grove City									
December 2011	40	12	8	0	0	74	0	0	134
December 2010	25	10	3	0	0	93	0	0	131
St. Albert City									
December 2011	36	0	0	0	0	37	0	0	73
December 2010	45	1	0	0	3	0	0	0	49
Stony Plain Town									
December 2011	20	4	0	0	10	61	0	0	95
December 2010	20	1	0	0	14	0	0	0	35
Strathcona County									
December 2011	64	8	1	0	22	3	0	2	100
December 2010	77	10	0	1	7	3	0	12	110
Sturgeon County									
December 2011	1	0	0	0	0	0	0	0	1
December 2010	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
December 2011	3	3	0	0	0	3	0	0	9
December 2010	0	2	0	0	0	26	0	0	28
Edmonton CMA									
December 2011	613	121	18	0	151	588	1	6	1,498
December 2010	528	88	13	1	161	618	1	39	1,449

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
December 2011	268	96	7	0	65	157	0	0	593
December 2010	304	81	15	0	78	137	0	0	615
Beaumont Town									
December 2011	20	0	0	0	0	0	0	0	20
December 2010	29	0	0	0	0	0	0	0	29
Devon Town									
December 2011	0	0	0	0	0	0	0	0	0
December 2010	2	2	0	0	0	0	0	0	4
Fort Saskatchewan City									
December 2011	18	10	0	0	2	0	0	0	30
December 2010	31	7	1	0	0	4	0	0	43
Leduc City									
December 2011	10	14	0	0	3	0	0	0	27
December 2010	54	2	0	0	1	85	0	0	142
Leduc County									
December 2011	8	0	0	0	0	0	0	0	8
December 2010	8	0	0	0	0	0	0	0	8
Morinville Town									
December 2011	9	0	0	0	0	0	0	0	9
December 2010	16	2	1	0	5	0	0	0	24
Parkland County									
December 2011	12	0	0	0	0	0	0	0	12
December 2010	11	0	0	0	0	0	0	0	11
Spruce Grove City									
December 2011	10	8	1	0	0	0	0	0	19
December 2010	30	8	0	0	0	0	0	0	38
St. Albert City									
December 2011	15	0	0	0	0	0	0	0	15
December 2010	24	1	0	0	1	0	0	0	26
Stony Plain Town									
December 2011	7	1	0	0	0	0	0	0	8
December 2010	8	0	0	0	11	2	0	0	21
Strathcona County									
December 2011	32	4	0	0	9	72	0	0	117
December 2010	35	5	0	0	8	0	0	0	48
Sturgeon County									
December 2011	13	0	0	0	0	0	0	0	13
December 2010	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
December 2011	6	0	0	0	0	0	0	0	6
December 2010	3	0	0	0	0	19	0	0	22
Edmonton CMA									
December 2011	428	133	8	0	79	229	0	0	877
December 2010	572	108	17	0	104	247	0	0	1,048

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	% Change
Edmonton City	251	177	98	26	106	52	63	70	518	325	59.4
Beaumont Town	10	6	0	0	0	0	0	0	10	6	66.7
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	16	12	8	6	0	0	0	0	24	18	33.3
Gibbons Town	2	3	0	0	0	0	0	0	2	3	-33.3
Leduc City	16	6	0	0	8	0	0	0	24	6	**
Leduc County	6	7	2	0	0	0	0	0	8	7	14.3
Morinville Town	5	3	0	0	0	0	0	0	5	3	66.7
Parkland County	15	7	0	0	0	0	0	0	15	7	114.3
Spruce Grove City	6	19	8	2	4	4	0	0	18	25	-28.0
St. Albert City	8	17	8	0	0	0	0	0	16	17	-5.9
Stony Plain Town	2	12	0	4	0	0	0	0	2	16	-87.5
Strathcona County	22	21	10	6	7	4	0	75	39	106	-63.2
Sturgeon County	8	18	0	0	0	0	0	0	8	18	-55.6
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
Edmonton CMA	369	309	134	44	125	60	63	145	651	558	23.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	3,080	3,417	958	922	560	686	1,537	1,085	6,135	6,110	0.4
Beaumont Town	233	230	22	32	0	0	66	0	321	262	22.5
Calmar Town	6	4	0	0	0	0	0	0	6	4	50.0
Devon Town	14	10	2	4	0	5	0	28	16	47	-66.0
Fort Saskatchewan City	213	271	76	84	0	11	71	71	360	437	-17.6
Gibbons Town	19	24	0	2	0	0	0	7	19	33	-42.4
Leduc City	189	275	82	34	32	8	207	285	510	602	-15.3
Leduc County	96	118	2	0	0	0	0	0	98	118	-16.9
Morinville Town	73	115	4	0	27	17	0	3	104	135	-23.0
Parkland County	156	233	4	2	0	0	0	0	160	235	-31.9
Spruce Grove City	156	293	146	120	28	16	103	99	433	528	-18.0
St. Albert City	198	193	8	4	0	0	96	0	302	197	53.3
Stony Plain Town	83	116	20	16	0	12	0	22	103	166	-38.0
Strathcona County	317	511	74	98	59	70	125	136	575	815	-29.4
Sturgeon County	149	197	0	0	0	0	0	0	149	197	-24.4
Remainder of the CMA	35	55	2	2	4	4	0	12	41	73	-43.8
Edmonton CMA	5,017	6,062	1,400	1,320	710	829	2,205	1,748	9,332	9,959	-6.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Edmonton City	106	52	0	0	0	46	63	24
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	7	4	0	0	0	75	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	125	60	0	0	0	121	63	24

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	560	664	0	22	1,187	1,022	350	63
Beaumont Town	0	0	0	0	0	0	66	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	28
Fort Saskatchewan City	0	11	0	0	0	0	71	71
Gibbons Town	0	0	0	0	0	7	0	0
Leduc City	32	8	0	0	80	165	127	120
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	27	17	0	0	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	28	16	0	0	0	99	103	0
St. Albert City	0	0	0	0	0	0	96	0
Stony Plain Town	0	0	0	12	0	22	0	0
Strathcona County	59	70	0	0	125	136	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	4	0	12	0	0
Edmonton CMA	710	791	0	38	1,392	1,463	813	285

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Edmonton City	340	206	111	95	67	24	518	325
Beaumont Town	10	6	0	0	0	0	10	6
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	24	18	0	0	0	0	24	18
Gibbons Town	2	3	0	0	0	0	2	3
Leduc City	16	6	8	0	0	0	24	6
Leduc County	8	7	0	0	0	0	8	7
Morinville Town	5	3	0	0	0	0	5	3
Parkland County	15	7	0	0	0	0	15	7
Spruce Grove City	18	25	0	0	0	0	18	25
St. Albert City	16	17	0	0	0	0	16	17
Stony Plain Town	2	16	0	0	0	0	2	16
Strathcona County	32	25	7	81	0	0	39	106
Sturgeon County	8	18	0	0	0	0	8	18
Remainder of the CMA	1	1	0	0	0	0	1	1
Edmonton CMA	498	358	126	176	67	24	691	558

Table 2.5: Starts by Submarket and by Intended Market January - December 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	4,038	4,282	1,743	1,743	354	85	6,135	6,110
Beaumont Town	255	253	0	9	66	0	321	262
Calmar Town	6	4	0	0	0	0	6	4
Devon Town	16	14	0	5	0	28	16	47
Fort Saskatchewan City	282	366	7	0	71	71	360	437
Gibbons Town	19	26	0	7	0	0	19	33
Leduc City	275	307	108	175	127	120	510	602
Leduc County	98	118	0	0	0	0	98	118
Morinville Town	92	129	12	3	0	3	104	135
Parkland County	160	235	0	0	0	0	160	235
Spruce Grove City	275	421	55	107	103	0	433	528
St. Albert City	206	197	0	0	96	0	302	197
Stony Plain Town	103	132	0	22	0	12	103	166
Strathcona County	369	599	206	216	0	0	575	815
Sturgeon County	149	197	0	0	0	0	149	197
Remainder of the CMA	37	57	4	12	0	4	41	73
Edmonton CMA	6,380	7,337	2,135	2,299	817	323	9,332	9,959

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type December 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	% Change
Edmonton City	273	290	122	76	53	95	147	208	595	669	-11.1
Beaumont Town	10	36	0	0	0	0	0	0	10	36	-72.2
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	2	0	2	0	0	0	0	0	4	-100.0
Fort Saskatchewan City	17	27	8	12	0	0	0	0	25	39	-35.9
Gibbons Town	2	3	0	0	0	0	0	33	2	36	-94.4
Leduc City	7	61	12	2	0	0	12	85	31	148	-79.1
Leduc County	8	7	0	0	0	0	0	0	8	7	14.3
Morinville Town	6	16	2	2	0	9	0	0	8	27	-70.4
Parkland County	8	11	0	0	0	0	0	0	8	11	-27.3
Spruce Grove City	12	30	8	10	0	0	0	0	20	40	-50.0
St. Albert City	20	32	0	0	0	0	0	0	20	32	-37.5
Stony Plain Town	3	10	0	0	0	12	0	0	3	22	-86.4
Strathcona County	35	43	8	6	3	10	75	0	121	59	105.1
Sturgeon County	12	17	0	0	0	0	0	0	12	17	-29.4
Remainder of the CMA	5	0	0	0	0	0	0	12	5	12	-58.3
Edmonton CMA	418	585	160	110	56	126	234	338	868	1,159	-25.1

Table 3.1: Completions by Submarket and by Dwelling Type January - December 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	2,991	3,174	826	922	558	593	1,056	1,426	5,431	6,115	-11.2
Beaumont Town	257	113	40	18	0	6	0	0	297	137	116.8
Calmar Town	5	0	0	0	0	0	0	0	5	0	n/a
Devon Town	11	14	2	10	5	10	28	0	46	34	35.3
Fort Saskatchewan City	234	232	64	126	24	27	223	0	545	385	41.6
Gibbons Town	23	17	2	0	0	0	0	33	25	50	-50.0
Leduc City	261	255	60	66	14	62	24	228	359	611	-41.2
Leduc County	105	80	0	2	0	0	0	0	105	82	28.0
Morinville Town	87	94	2	4	37	23	3	0	129	121	6.6
Parkland County	199	171	2	0	0	0	0	0	201	171	17.5
Spruce Grove City	222	283	122	96	25	12	0	0	369	391	-5.6
St. Albert City	179	210	4	22	0	24	101	82	284	338	-16.0
Stony Plain Town	92	137	18	18	28	16	141	0	279	171	63.2
Strathcona County	411	477	80	130	67	38	75	0	633	645	-1.9
Sturgeon County	184	142	0	2	0	0	0	0	184	144	27.8
Remainder of the CMA	47	34	2	2	0	0	0	12	49	48	2.1
Edmonton CMA	5,308	5,433	1,224	1,418	758	811	1,651	1,781	8,941	9,443	-5.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Edmonton City	53	95	0	0	147	208	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	33	0	0
Leduc City	0	0	0	0	0	85	12	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	9	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	12	0	0	0	0	0	0
Strathcona County	3	10	0	0	75	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	12	0	0
Edmonton CMA	56	126	0	0	222	338	12	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	505	581	53	12	990	1,191	66	235
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	10	0	0	0	0	28	0
Fort Saskatchewan City	24	27	0	0	0	0	223	0
Gibbons Town	0	0	0	0	0	33	0	0
Leduc City	14	58	0	4	0	85	24	143
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	34	23	3	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	25	12	0	0	0	0	0	0
St. Albert City	0	24	0	0	101	0	0	82
Stony Plain Town	16	16	12	0	141	0	0	0
Strathcona County	67	38	0	0	75	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	12	0	0
Edmonton CMA	690	795	68	16	1,307	1,321	344	460

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Edmonton City	381	375	214	294	0	0	595	669
Beaumont Town	10	36	0	0	0	0	10	36
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	4	0	0	0	0	0	4
Fort Saskatchewan City	25	39	0	0	0	0	25	39
Gibbons Town	2	3	0	33	0	0	2	36
Leduc City	19	63	0	85	12	0	31	148
Leduc County	8	7	0	0	0	0	8	7
Morinville Town	8	18	0	9	0	0	8	27
Parkland County	8	11	0	0	0	0	8	11
Spruce Grove City	20	40	0	0	0	0	20	40
St. Albert City	20	32	0	0	0	0	20	32
Stony Plain Town	3	10	0	12	0	0	3	22
Strathcona County	43	48	78	11	0	0	121	59
Sturgeon County	12	17	0	0	0	0	12	17
Remainder of the CMA	5	0	0	12	0	0	5	12
Edmonton CMA	564	703	292	456	12	0	868	1,159

Table 3.5: Completions by Submarket and by Intended Market January - December 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	3,720	4,063	1,592	1,805	119	247	5,431	6,115
Beaumont Town	283	129	14	8	0	0	297	137
Calmar Town	5	0	0	0	0	0	5	0
Devon Town	13	24	5	10	28	0	46	34
Fort Saskatchewan City	299	368	23	17	223	0	545	385
Gibbons Town	25	17	0	33	0	0	25	50
Leduc City	319	305	16	159	24	147	359	611
Leduc County	105	82	0	0	0	0	105	82
Morinville Town	97	108	26	13	6	0	129	121
Parkland County	201	171	0	0	0	0	201	171
Spruce Grove City	365	387	4	4	0	0	369	391
St. Albert City	183	226	101	30	0	82	284	338
Stony Plain Town	110	149	157	22	12	0	279	171
Strathcona County	470	578	163	67	0	0	633	645
Sturgeon County	184	144	0	0	0	0	184	144
Remainder of the CMA	49	36	0	12	0	0	49	48
Edmonton CMA	6,428	6,787	2,101	2,180	412	476	8,941	9,443

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
December 2011	23	8.8	112	42.9	56	21.5	39	14.9	31	11.9	261	445,600	506,586
December 2010	33	11.3	98	33.4	76	25.9	48	16.4	38	13.0	293	463,100	566,326
Year-to-date 2011	331	11.7	1,043	36.8	686	24.2	372	13.1	400	14.1	2,832	454,100	520,109
Year-to-date 2010	465	15.3	1,261	41.6	667	22.0	290	9.6	351	11.6	3,034	432,900	497,836
Beaumont Town													
December 2011	3	15.0	10	50.0	5	25.0	1	5.0	1	5.0	20	416,000	434,399
December 2010	4	13.8	14	48.3	7	24.1	2	6.9	2	6.9	29	423,618	451,897
Year-to-date 2011	45	19.1	115	48.9	51	21.7	15	6.4	9	3.8	235	412,900	428,416
Year-to-date 2010	25	22.5	45	40.5	29	26.1	8	7.2	4	3.6	111	409,000	429,628
Calmar Town													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2011	2	15.4	8	61.5	3	23.1	0	0.0	0	0.0	13	396,000	402,803
Year-to-date 2010	1	7.7	6	46.2	3	23.1	3	23.1	0	0.0	13	447,900	445,298
Fort Saskatchewan City													
December 2011	5	29.4	10	58.8	1	5.9	0	0.0	1	5.9	17	382,200	402,365
December 2010	1	3.2	21	67.7	5	16.1	2	6.5	2	6.5	31	423,100	453,184
Year-to-date 2011	19	8.6	152	69.1	31	14.1	11	5.0	7	3.2	220	397,700	425,567
Year-to-date 2010	36	16.7	127	59.1	30	14.0	11	5.1	11	5.1	215	395,000	423,355
Gibbons Town													
December 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
December 2010	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	8	36.4	10	45.5	4	18.2	0	0.0	0	0.0	22	371,500	382,568
Year-to-date 2010	11	64.7	6	35.3	0	0.0	0	0.0	0	0.0	17	345,000	334,582
Leduc City													
December 2011	1	10.0	4	40.0	2	20.0	2	20.0	1	10.0	10	451,200	487,036
December 2010	30	55.6	17	31.5	6	11.1	1	1.9	0	0.0	54	341,538	356,945
Year-to-date 2011	93	37.2	105	42.0	30	12.0	15	6.0	7	2.8	250	377,608	394,861
Year-to-date 2010	121	47.6	89	35.0	27	10.6	14	5.5	3	1.2	254	355,950	373,017
Leduc County													
December 2011	1	12.5	1	12.5	3	37.5	2	25.0	1	12.5	8	--	--
December 2010	1	12.5	3	37.5	3	37.5	1	12.5	0	0.0	8	--	--
Year-to-date 2011	17	16.2	23	21.9	19	18.1	23	21.9	23	21.9	105	511,000	522,335
Year-to-date 2010	16	20.5	22	28.2	23	29.5	10	12.8	7	9.0	78	460,450	456,611
Morinville Town													
December 2011	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	--	--
December 2010	5	35.7	7	50.0	2	14.3	0	0.0	0	0.0	14	370,700	381,643
Year-to-date 2011	19	25.0	52	68.4	5	6.6	0	0.0	0	0.0	76	379,450	383,092
Year-to-date 2010	32	34.4	51	54.8	10	10.8	0	0.0	0	0.0	93	365,000	370,976

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
December 2011	1	20.0	0	0.0	0	0.0	0	0.0	4	80.0	5	--	--
December 2010	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
Year-to-date 2011	6	8.0	7	9.3	9	12.0	10	13.3	43	57.3	75	700,000	717,933
Year-to-date 2010	23	23.2	14	14.1	13	13.1	9	9.1	40	40.4	99	525,000	600,891
Spruce Grove City													
December 2011	1	10.0	4	40.0	3	30.0	2	20.0	0	0.0	10	442,500	458,747
December 2010	3	10.0	16	53.3	7	23.3	3	10.0	1	3.3	30	403,517	428,404
Year-to-date 2011	22	11.3	106	54.6	35	18.0	26	13.4	5	2.6	194	421,423	440,537
Year-to-date 2010	62	23.3	145	54.5	39	14.7	15	5.6	5	1.9	266	380,314	401,482
St. Albert City													
December 2011	0	0.0	2	16.7	2	16.7	3	25.0	5	41.7	12	641,850	598,067
December 2010	0	0.0	5	25.0	4	20.0	4	20.0	7	35.0	20	576,200	660,765
Year-to-date 2011	1	0.6	37	22.3	49	29.5	37	22.3	42	25.3	166	548,800	569,886
Year-to-date 2010	1	0.5	48	26.4	55	30.2	42	23.1	36	19.8	182	518,600	578,151
Stony Plain Town													
December 2011	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--
December 2010	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2011	17	19.3	56	63.6	12	13.6	1	1.1	2	2.3	88	399,507	394,146
Year-to-date 2010	57	42.9	56	42.1	14	10.5	2	1.5	4	3.0	133	369,643	374,321
Strathcona County													
December 2011	1	3.4	6	20.7	5	17.2	7	24.1	10	34.5	29	605,000	778,897
December 2010	0	0.0	9	26.5	11	32.4	5	14.7	9	26.5	34	519,000	737,882
Year-to-date 2011	1	0.3	103	26.2	136	34.6	68	17.3	85	21.6	393	507,000	605,208
Year-to-date 2010	3	0.7	139	32.9	146	34.6	54	12.8	80	19.0	422	484,000	601,874
Sturgeon County													
December 2011	2	15.4	2	15.4	2	15.4	2	15.4	5	38.5	13	610,000	571,538
December 2010	5	29.4	0	0.0	1	5.9	3	17.6	8	47.1	17	600,000	531,471
Year-to-date 2011	39	21.3	25	13.7	24	13.1	28	15.3	67	36.6	183	550,000	571,464
Year-to-date 2010	31	21.5	11	7.6	21	14.6	31	21.5	50	34.7	144	585,000	574,861
Remainder of the CMA													
December 2011	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	17	51.5	10	30.3	3	9.1	1	3.0	2	6.1	33	345,000	388,170
Year-to-date 2010	16	53.3	6	20.0	2	6.7	2	6.7	4	13.3	30	334,900	389,789
Edmonton CMA													
December 2011	44	10.9	161	40.0	81	20.1	58	14.4	59	14.6	403	448,935	519,965
December 2010	87	15.9	194	35.5	125	22.9	72	13.2	69	12.6	547	445,900	528,914
Year-to-date 2011	640	13.1	1,852	37.9	1,097	22.4	607	12.4	692	14.2	4,888	448,400	509,059
Year-to-date 2010	900	17.7	2,026	39.8	1,079	21.2	491	9.6	595	11.7	5,091	429,900	490,128

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2011						
Submarket	Dec 2011	Dec 2010	% Change	YTD 2011	YTD 2010	% Change
Edmonton City	506,586	566,326	-10.5	520,109	497,836	4.5
Beaumont Town	434,399	451,897	-3.9	428,416	429,628	-0.3
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	402,803	445,298	-9.5
Fort Saskatchewan City	402,365	453,184	-11.2	425,567	423,355	0.5
Gibbons Town	--	--	n/a	382,568	334,582	14.3
Leduc City	487,036	356,945	36.4	394,861	373,017	5.9
Leduc County	--	--	n/a	522,335	456,611	14.4
Morinville Town	--	381,643	n/a	383,092	370,976	3.3
Parkland County	--	--	n/a	717,933	600,891	19.5
Spruce Grove City	458,747	428,404	7.1	440,537	401,482	9.7
St. Albert City	598,067	660,765	-9.5	569,886	578,151	-1.4
Stony Plain Town	--	--	n/a	394,146	374,321	5.3
Strathcona County	778,897	737,882	5.6	605,208	601,874	0.6
Sturgeon County	571,538	531,471	7.5	571,464	574,861	-0.6
Remainder of the CMA	--	--	n/a	388,170	389,789	-0.4
Edmonton CMA	519,965	528,914	-1.7	509,059	490,128	3.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
December 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	884	21.1	1,456	2,199	2,674	54.5	314,783	-0.7	326,405
	February	1,298	20.7	1,504	2,505	2,762	54.5	316,927	2.6	327,609
	March	1,691	22.5	1,409	3,728	3,005	46.9	342,933	11.0	337,050
	April	1,846	0.2	1,504	3,884	3,021	49.8	339,172	8.7	339,347
	May	1,825	-15.5	1,408	3,670	2,974	47.3	340,723	4.4	322,263
	June	1,658	-35.0	1,267	3,473	2,829	44.8	335,271	2.1	311,041
	July	1,389	-39.0	1,225	2,955	2,627	46.6	329,731	1.5	323,508
	August	1,305	-22.0	1,235	2,730	2,623	47.1	326,550	2.6	328,676
	September	1,282	-24.8	1,296	2,695	2,762	46.9	325,060	-0.7	331,075
	October	1,154	-24.8	1,320	2,291	2,666	49.5	317,096	-0.6	332,366
	November	1,223	-3.0	1,419	1,877	2,566	55.3	318,538	0.0	335,118
	December	848	-10.5	1,360	1,124	2,622	51.9	310,885	-2.6	328,473
2011	January	792	-10.4	1,269	2,160	2,645	48.0	315,483	0.2	329,666
	February	1,132	-12.8	1,315	2,666	2,911	45.2	311,674	-1.7	322,049
	March	1,613	-4.6	1,367	2,983	2,474	55.3	326,557	-4.8	324,099
	April	1,605	-13.1	1,385	3,308	2,641	52.4	327,805	-3.4	321,317
	May	2,007	10.0	1,448	3,556	2,658	54.5	331,537	-2.7	317,458
	June	1,901	14.7	1,486	3,298	2,691	55.2	328,695	-2.0	311,364
	July	1,603	15.4	1,496	3,082	2,789	53.6	334,444	1.4	325,487
	August	1,642	25.8	1,486	2,987	2,694	55.2	325,322	-0.4	323,273
	September	1,345	4.9	1,390	2,585	2,540	54.7	332,782	2.4	338,740
	October	1,272	10.2	1,432	2,193	2,541	56.4	320,306	1.0	333,202
	November	1,166	-4.7	1,383	1,810	2,521	54.9	319,559	0.3	330,584
	December	885	4.4	1,507	1,091	2,614	57.7	315,658	1.5	330,649
	Q4 2010	3,225	-13.9		5,292			316,010	-0.9	
	Q4 2011	3,323	3.0		5,094			318,806	0.9	
	YTD 2010	16,403	-14.3		33,131			328,803	2.6	
	YTD 2011	16,963	3.4		31,719			325,595	-1.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2011

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	88.7	122.4	636	7.2	72.7	920
	February	604	3.60	5.39	89.0	122.9	630	7.0	71.9	905
	March	631	3.60	5.85	88.7	122.3	623	7.3	71.2	896
	April	655	3.80	6.25	89.2	122.6	625	7.5	71.6	897
	May	639	3.70	5.99	89.2	122.8	632	7.3	72.1	907
	June	633	3.60	5.89	89.0	122.7	637	7.0	72.3	918
	July	627	3.50	5.79	89.0	123.5	633	6.9	71.6	925
	August	604	3.30	5.39	89.1	122.9	632	6.8	71.4	943
	September	604	3.30	5.39	89.1	122.8	632	6.5	71.0	950
	October	598	3.20	5.29	89.1	123.3	636	6.0	71.0	950
	November	607	3.35	5.44	89.2	123.0	640	5.7	71.2	938
	December	592	3.35	5.19	89.1	123.1	647	5.7	71.8	935
2011	January	592	3.35	5.19	89.0	123.9	652	5.9	72.5	929
	February	607	3.50	5.44	90.0	124.3	658	5.9	73.0	932
	March	601	3.50	5.34	89.8	124.8	660	5.8	73.2	937
	April	621	3.70	5.69	89.6	126.2	662	5.7	73.1	944
	May	616	3.70	5.59	89.8	126.5	663	5.5	73.0	950
	June	604	3.50	5.39	90.1	125.6	665	5.4	73.1	954
	July	604	3.50	5.39	90.0	125.9	670	5.3	73.4	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.8	950
	September	592	3.50	5.19	89.6	126.4	681	5.3	74.4	948
	October	598	3.50	5.29	90.1	127.6	682	5.3	74.4	951
	November	598	3.50	5.29	90.2	126.9	682	5.3	74.2	955
	December	598	3.50	5.29		126.7	682	4.9	73.8	960

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2012 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

2011 CANADIAN HOUSING OBSERVER, *with a feature on Housing Finance*

National, regional and local in perspective with insightful online data resources, the *Canadian Housing Observer* presents a detailed annual review of housing conditions and trends in Canada. New this year is the launch of additional online interactive tables featuring housing data at the local level for more than 100 selected municipalities.

Go to www.cmhc.ca/observer

64171_2012_M01